

## Chapter 3: Land Use Element

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### I. Introduction

The Land Use Element addresses the General Plan Guiding Principles by ensuring a compatible balance of land uses to meet the diverse needs of the unincorporated areas. The goals and policies of the Land Use Element, including mixed use and transit-oriented development, implement Smart Growth practices and provide guidance for the creation of Healthy, Livable, and Equitable Communities. The Land Use Element also provides the policy framework to plan for the County's growth, in accordance with the provision of Sufficient Community Services and Infrastructure to support this new growth. The Land Use Element addresses the need for a Strong and Diversified Economy by providing policy direction and the protection of the County's valuable industrial land. Similarly, the Land Use Element provides the framework to implement the County's Environmental Resource Management policies, which regulate the considerable natural and environmental resources in the County.

The Land Use Element provides strategies and planning tools to facilitate and guide future development and revitalization efforts in the County. In accordance with the Government Code, the Land Use Element "designates the proposed general distribution and general location and extent of uses of land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land." Furthermore, the Government Code states that the "location and designation of the extent of the uses of the land for public and private uses shall consider the identification of land and natural resources..." and "include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan."

### II. Background

#### Land Uses

As shown in Table 3.1, over half of the County's unincorporated land area is designated an open space land use category. The next highest land use is rural, which accounts for almost 39 percent of the unincorporated areas, followed by residential, which accounts for almost three percent of the unincorporated areas.

**Table 3.1: Total Land Use Policy**

General Land Use Category	Acres*
Residential	55,141.655
Rural	652,700.282
Commercial	8,804.390
Industrial	8,087.657
Open Space	798,512.519
Public and Semi Public	34,268.670
Mixed Use	1,555.205
Specific Plan	14,332.562
Military	78,566.234
Other**	1,232.164
Total:	1,653,201.336

\* Acreage includes all unincorporated territory in the County with the exception of right-of-ways.

\*\* Some Area and Community Plans have special categories that don't fit into the scheme of the proposed Land Use Policy categories (such as "special use sites," parking areas, senior citizen density bonus areas, etc.)

## Special Management Areas

The County's Special Management Areas require additional development regulations that are necessary to prevent the loss of life and property, and to protect the natural environment and important resources.

The General Plan minimizes risks to hazards and limits development in Special Management Areas through goals and policies. The Hazard and Environmental Constraints Model, which is a visual representation of the Special Management Areas, shall be used in the following ways: to inform land use policies that are developed as part of future community-based planning initiatives; inform applicants of potential site constraints and regulations; and to direct land use policies and the

development of planning regulations and procedures to address environmental hazards. For more information on the Hazard and Environmental Constraints Model, please refer to Appendix C.

Special Management Areas are comprised of the following:

### **Agricultural Resource Areas**

Agricultural Resource Areas include irrigated and non-irrigated agricultural land, as identified by the State Department of Conservation, and historically farmed areas. The County encourages the preservation of agricultural lands through the Agricultural Resource Areas Overlay. Agricultural Resource Areas are described in greater detail in the Conservation and Open Space Element.

### **Airport Influence Areas**

Airport Influence Areas are comprised of noise contours and runway protection zones, and airport property. With certain exceptions, all projects located in an Airport Influence Area are subject to review by the Airport Land Use Commission for compliance with noise and safety regulations. Airport Influence Areas are described in greater detail in the Noise Element.

### **Coastal Zones**

The County includes four unincorporated areas in the coastal zones: Santa Catalina Island, Marina del Rey, Santa Monica Mountains, and San Clemente Island. In accordance with the California Coastal Act, Local Coastal Programs (LCPs) establish detailed land use policy and development standards within their respective coastal zone segments. The County has certified LCPs for Santa Catalina Island and Marina del Rey. Prior to the certification of an LCP, specific development proposals are reviewed by the County for consistency with the General Plan, but the authority to approve projects and issue development permits lies with the California Coastal Commission. The Coastal Zone consists of Sensitive Environmental Resources Areas (SERAs), which include: Environmentally Sensitive Habitat Areas (ESHAs); Significant Woodlands and Savannahs; Significant Watersheds; Malibu Cold Creek Resource Management Area; and Wildlife Migration Corridor. Coastal Zone areas are described in greater detail in the Conservation and Open Space Element.

### **Cultural Heritage Resources**

Cultural Heritage Resources include historic buildings, structures, Native American artifacts or sites, and districts of historical, architectural, archaeological, or paleontological significance, which are officially recognized by the California Office of Historic Preservation or identified in authoritative surveys of archaeological societies, historical societies, or academic studies. Cultural Heritage Resources are described in greater detail in the Conservation and Open Space Element.

### **Flood Hazard Zones**

Flood Hazard Zones are areas subject to flooding, which are delineated as a special hazard area, or an area of moderate or minimal hazard on a FEMA issued flood insurance rate map. The identification of a Flood Hazard Zone does not imply that areas beyond, or the uses permitted within its boundaries will be free from flooding or flood damage. Flood Hazard Zones are described in greater detail in the Safety Element.

### **Hillside Management Areas (HMA)**

Hillside Management Areas (HMAs) are mountainous or foothill terrain with a natural slope of 25 percent or greater. The purpose of the HMA Ordinance is to regulate development within HMAs to: protect the public from natural hazards associated with steep hillsides and to mitigate the effects of development and grading on the County's scenic resources. The HMAs are described in greater detail in the Conservation and Open Space Element.

### **Mineral Resource Zones (MRZs)**

Mineral resources are commercially viable mineral or aggregate deposits, such as sand, gravel, and other construction aggregate, as well as crude oil and natural gas deposits. The County's Mineral Resource Zones reflect the California Geological Survey's identified deposits of regionally significant aggregate resources. MRZs are discussed in greater detail in the Conservation and Open Space Element.

### **National Forests**

The Los Padres and Angeles National Forests encompass nearly 650,000 acres of land within Los Angeles County. Nearly 40,000 acres are privately-owned. For these parcels, commonly referred to as in holdings, the County retains responsibility for land use regulation. Any privately-owned parcels in the national forest should be regulated in a manner that is consistent with the overall mission and Management Plans of the national forests, which the U.S. Forest Service prepares and periodically updates. The national forests are described in greater detail in the Conservation and Open Space Element.

### **Open Space Areas**

The County's open space resources refer to public and private lands, and waters that are preserved in perpetuity or for long-term open space and recreational uses. Existing open spaces in the unincorporated areas of the County include County parks and beaches, conservancy lands, state parklands, and federal lands, such as the national forests. Open spaces can also include private and other open space lands, such as deed-restricted open space parcels and easements. Open space resources are described in greater detail in the Conservation and Open Space Element.

### **Scenic Resource Areas**

In addition to Hillside Management Areas, the General Plan protects other Scenic Resource Areas, such as significant ridgelines, viewsheds and areas along scenic highways. Scenic Resource Areas are described in greater detail in the Conservation and Open Space Element.

### **Seismic Hazard Zones**

Seismic Hazard Zones include active and potentially active faults identified by the California State Division of Mines and Geology under the provisions of the Alquist-Priolo Earthquake Fault Zones Act (California Public Resources Code, Division 2, Chapter 7.5). Seismic Hazard Zones are described in greater detail in the Safety Element.

### **Significant Ecological Areas (SEAs)**

Significant Ecological Areas (SEAs) are sites with important biological resources. The SEA Program regulates development on fragile land and water areas that are: invaluable plant or animal communities; important to the preservation of threatened or endangered species; and/or needed for

the conservation of biological diversity in the County. The SEA Program is described in more detail in the Conservation and Open Space Element.

### **Very High Fire Hazard Severity Zones**

In conjunction with the Forestry Division of the County Fire Department, woodland and brush areas with high fire potential have been identified as Very High Fire Hazard Severity Zones. Very High Fire Hazard Severity Zones are discussed in greater detail in the Safety Element.

### **Figure 3.1: Los Angeles County Special Management Areas Overlay**

## **Other Considerations**

### **General Plan Amendments**

As the constitution for local development, the General Plan guides all activities that affect the physical environment. The Land Use Policy Map in the Land Use Element serves as the “blueprint” for how the land in the County will be used to accommodate growth and change.

From time to time, the General Plan is amended to address changes in community priorities, demographics or economic trends. Because of the comprehensive nature of the General Plan, it is preferable that amendments take place comprehensively through a community-based planning initiative. Amending the plan in a piecemeal, incremental fashion may lead to a land use pattern that is out of character with the intent of the General Plan. Project-specific plan amendments shall be consistent with the Plan’s intent, goals and policies.

### **Zoning**

The General Plan land use policy establishes the long-range vision and general intended use of the land. The County’s Zoning and Subdivision Codes, and Specific Plans, as discussed below, are General Plan implementation tools that provide details on allowable uses, design and development standards, and procedures. Zoning and subdivision regulations set the standards that govern the division, design and use of individual parcels of land, including minimum lot size, lot configuration, access, height restrictions, and front and rear yard setback standards for structures. The Zoning Map is required to be consistent with the General Plan Land Use Policy Map.

For more information on the Los Angeles County Zoning and Subdivision Codes, please visit the Department of Regional Planning’s web site at <http://planning.lacounty.gov>.

### **Specific Plans**

A Specific Plan is a tool to systematically implement the General Plan in an identified project area. Specific Plans are used to ensure that multiple property owners and developers adhere to a common plan or coordinate multiple phases of a long term development project. A Specific Plan must further the goals and policies of the General Plan and an applicable Area or Community Plan. Specific Plans typically include more detailed information than the General Plan. The State law (Government Code Sections 65450 et seq.), requires Specific Plans to include text and a diagram(s) to detail the following:

- Distribution, location, extent and intensity of the uses of land, including open space, within the project area;

- Proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities to be located within the project area and needed to support the land uses described in the Specific Plan;
- Standards and criteria by which development will proceed and, where applicable, standards for conservation, development, and utilization of natural resources; and
- Implementation measures, including regulations, programs, public works projects, and financing necessary to carry out the matters listed above.

In addition, a Specific Plan may include provisions regarding affordable housing, resource management, development requirements or any other matter relevant to the project area.

The State law (Government Code Sections 65450 et seq.) authorizes local jurisdictions to adopt Specific Plans by resolution as a policy or by ordinance as regulations. A Specific Plan may be initiated by the public or private sector; however, the responsibility for the adoption, amendment and repeal lies with the County Board of Supervisors. The process of preparing, adopting, and amending a Specific Plan is generally the same as that for a General Plan. In addition, the Specific Plan statutes allow for exceptions and additional procedures (§65453, §65454, and §65456). Specific Plans are appealable and subject to referendum.

Specific Plans may include provisions for flexibility in phasing or relief from specified standards or regulations. Any deviation from the Specific Plan shall require a Specific Plan amendment. In addition, changes that exceed the overall development intensity outlined in the Specific Plan shall require a General Plan amendment. All subdivisions, applicable zoning ordinance updates, public works projects, development agreements and any other development approvals within the Specific Plan area must be consistent with the Specific Plan.

The Specific Plan Overlay is a tool to identify Specific Plans on the General Plan Land Use Policy Map. However, the following six Specific Plans, which were adopted prior to the adoption of this General Plan, are depicted with the “SP” land use designation on the General Plan Land Use Policy Map:

- Canyon Park (Adopted 1986)
- La Viña (Adopted 1989)
- Santa Catalina Island (Component of Local Coastal Plan; Adopted 1989)
- Marina del Rey (Component of Local Coastal Plan; Adopted 1990)
- Northlake (Adopted 1993)
- Newhall Ranch (Adopted 1999)

Where a General Plan amendment is not required, the Specific Plan Overlay is added to the General Plan Land Use Policy Map administratively. If a Specific Plan is repealed, the underlying land use designations on the General Plan Land Use Policy Map are applicable. All Specific Plans will be reviewed, and amended, as needed, and/or incorporated into community-based planning initiatives.

## **Development Agreements**

A development agreement is a negotiated contract between the County and a private developer that, among other things, locks in land use and zoning regulations for the duration of the agreement. A development agreement provides assurance to an applicant that a development project may proceed in accordance with existing policies, rules and regulations, and conditions of approval in effect at the time the agreement is adopted. The agreement in turn allows the County to negotiate a wider range of public benefits, including but not limited to, affordable housing, public art or other amenities not authorized by current ordinances.

A development agreement must specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. It may include fees, conditions, terms, restrictions, and requirements for subsequent discretionary actions. However, any future actions must not prevent the development of the land for the uses and the density or intensity of development set forth in the agreement. Furthermore, the agreement may also include timeframes for commencing or completing construction, and terms and conditions of financing necessary public facilities and subsequent reimbursement.

The State law (Government Code Sections 65865 et seq.) authorizes the County Board of Supervisors to adopt development agreements by ordinance. At the time of adoption, a development agreement must be consistent with the General Plan and any applicable Specific Plan. A development agreement is subject to referendum.

## **Intensity Calculations**

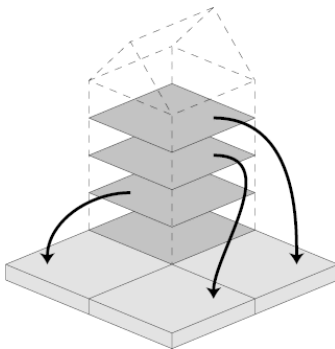
### ***Allowable Residential Units Calculation***

Residential density shall be calculated using the net area of the parcel(s). The net area of a parcel excludes dedicated streets and private easements (e.g., access) where the owner of the underlying parcel does not have the right to use the entire surface. All proposed residential densities must fit within the range specified by the land use category.

For any Rural Land category, the residential density shall be calculated using the gross area of the parcel(s). The gross area of a parcel includes dedicated streets and private easements.

### ***Floor Area Ratio (FAR) Calculation***

Floor Area Ratio (FAR) is the ratio of the total floor area of buildings to the land area. As a formula, Floor Area Ratio = (total covered area on all floors of all buildings on a certain parcel)/ (area of the parcel).



Source: Carfree.com

**Figure 3.2: How to Calculate FAR**

Figure 3.2 shows a four story building covering 1/4 of the site, giving an FAR of 1.0.

### III. Issues

#### 1. The Impacts of Sprawl

Sprawl is a low-density land use pattern that extends development into greenfields, open space, and other undeveloped lands. Sprawl puts the County at-risk of losing its remaining open spaces, biological resources, natural habitats, and farmlands. Sprawling development patterns will contribute to the fragmentation and isolation of the County's open space areas, and the conversion of farmlands to non-agricultural uses. In addition, as sprawl is commonly located in areas with limited or no transit options, continuing this land use pattern contributes to traffic congestion, air pollution, and greenhouse gas emissions.

Land is a non-renewable resource. The General Plan employs a twofold approach to land management and the creation of healthy communities:

- Discourage development in the County's remaining open space areas, farmlands, biologically sensitive areas, and other environmentally sensitive and hazardous areas; and
- Focus growth in areas with existing infrastructure, access to community services, and transit opportunities, especially within designated Transit Oriented Districts (TODs).

In order for this strategy to be successful, the County needs to reinvest in its older urbanized areas and provide opportunities for infill development.

#### 2. Creating Opportunities for Infill Development

As an alternative to sprawl, infill development focuses new development activities on sites within existing urbanized areas. Infill development contributes to a compact form of development that is less consumptive of land and resources. It also reduces the costs of providing public infrastructure and services. It is important to recognize the opportunities and challenges of facilitating infill development in the unincorporated areas.



## **Transit Oriented Development**

Transit corridors, Transit Oriented Districts (TODs) and mixed use areas in the County have the most potential for infill development. Transit-oriented development is well-suited for higher density housing and mixed uses, and nodes of commercial and civic activities. Transit-oriented development provides opportunities to connect neighborhoods to a broader network of pedestrian, bicycle, transit, and roadway facilities that are connected to adjacent neighborhoods, centers, corridors, and employment.

### **Figure 3.3: Transit Oriented Districts Policy Map**

Figure 3.3 shows the location of the 11 Transit Oriented Districts (TODs) established by the General Plan. TODs are areas that are within a 1/2 mile radius from a major transit stop, with development and design standards, and incentives to facilitate transit-oriented development.

All TODs shall have a TOD Station Area Plan with additional standards, regulations, and capital improvement plans, which tailor to the unique characteristics and needs of each community.

## **Vacant and Underutilized Parcels**

Infill potential in urbanized areas is measured by the amount of vacant and underutilized parcels within an area. Many vacant or underutilized parcels in infill areas suffer from site constraints that make it difficult to meet current zoning regulations and development standards. For example, many infill parcels along major commercial corridors are shallow or narrow, and new parking, landscaping or drainage requirements may require more land area than physically or financially feasible. Regulatory incentives are needed to encourage development on these sites.

## **Brownfields**

Brownfield sites are former industrial or commercial sites that are abandoned or underutilized due to real or perceived environmental contamination from previous or current uses. Brownfield redevelopment presents the County with opportunities to redevelop sites for new industries and employment sectors, increase housing and commercial infill development, and promote joint public-private development efforts, while simultaneously eliminating environmentally damaged sites in unincorporated communities.

The costs and liability associated with the remediation of brownfield sites, however, acts as a deterrent to redevelopment. Existing legislation limits the liability of existing or future owners of brownfield sites, and places the burden of the remediation costs on the past polluters of the site. The provision of technical assistance, financing and other programs are necessary to promote brownfields redevelopment.

## **Adaptive Reuse**

Older and often historically significant buildings can be recycled and converted into other uses, such as multifamily residential developments, live and work units, mixed use developments, or commercial uses. Adaptive reuse can play a key role in revitalizing older, economically distressed neighborhoods. However, preexisting building conditions, such as building location, footprint and size, may make it difficult to meet zoning regulations and development standards. Regulatory incentives are needed to encourage the adaptive reuse of older buildings.

## **3. Land Use Compatibility and Distribution**

## **Land Use Compatibility**

Land use conflicts over noise, odor, exposure to hazards, and community character is an important consideration in land use planning. The placement and distribution of different land uses has a significant impact on the quality of life. Certain intensive land uses, such as heavy industrial or heavy agricultural uses, should be segregated from residential neighborhoods for health and safety reasons. The General Plan addresses land use compatibility by mapping and regulating uses and intensities, and including policies and programs that mitigate land use conflicts through design techniques, such as the use of landscaping, walls, building orientation, and performance standards. The General Plan also encourages developments that are compatible with community identity and character and existing conditions, such as rural and natural environmental settings.

Major facilities, such as landfills, solid waste disposal sites, energy facilities, military installations, and airports should be protected from the encroachment of incompatible uses. For example, the County's Airport Land Use Plan, which was adopted by the Airport Land Use Commission (ALUC) in 1991, addresses compatibility between airports and surrounding land uses by addressing noise, overflight, safety, and airspace protection concerns to minimize the public's exposure to excessive noise and safety hazards within Airport Influence Areas. The County's Airport Influence Areas are shown in Figure 3.4

### **Figure 3.4: Los Angeles County Airport Influence Areas**

## **Planning for Various Needs through Land Use Planning**

As discussed in the Housing Element, there is a need to plan for denser and more compact housing types to accommodate the housing needs of the growing senior citizen population, younger individuals living alone, low-income households, and others who need and/or desire apartments, condominiums, and smaller, more affordable housing units.

In addition, the County must identify areas that are appropriate to accommodate job growth and support increased demand for goods and services. While land intensive commercial activities generally serve regional and local needs, and are best located within major transportation corridors, there is also a need for community-serving commercial uses in proximity to residential neighborhoods. As discussed in the Economic Development Element, land suitable for employment-rich businesses and industrial uses is an invaluable economic resource.

Furthermore, the inclusion of complementary land uses within local communities, such as local-serving grocery stores, parks and schools in residential neighborhoods, or community-serving uses near employment centers, can promote a balanced distribution of jobs, housing, and services.

## **4. Planning for Sustainable and Livable Communities**

Improving and fostering good community design, understanding the importance of public health in land use planning and design, and encouraging sustainable subdivision design are important considerations in planning for sustainable and livable communities.

### **Community Design**

Community design relates to the physical character and order of a community, and the relationship between people and their environment and with each other. Community design is the understanding that what constitutes "good" design is entirely dependent on the context and perspective of each individual community. "Good" community design for rural areas in the Antelope Valley could be

different from “good” community design in urbanized communities, such as East Los Angeles and Florence-Firestone.

Community design does not focus on the architectural style of a specific building or site, but rather groups of related elements that when taken together, define a community. Community design considers the adjacency of building entry and sidewalk, the scale of new buildings relative to neighboring structures, and the relationship of the street to the sidewalk. Other examples include designing neighborhood gateways, streetscape improvements on a commercial corridor, consistent landscaping for major roads and streets, and uniform signage that can designate a special district within a community. Successful community design standards build upon the characteristics of both the natural and man-made environments that are unique to each community.

The General Plan establishes the foundation for general community design policies that help create a “sense of place” and uniqueness within the diverse communities of the unincorporated areas.

### **Public Health in Land Use Planning**

The General Plan addresses public health issues by facilitating the creation of communities in which residents can be physically active, safe, and healthy.

Land use that promotes physical activity is a strategy to address the obesity epidemic and corresponding high rates of chronic diseases in the County. In addition, policies to address environmental conditions such as poor air quality, polluted stormwater runoff, deteriorated housing conditions, and ground and surface contamination have a direct impact on public health. Furthermore, promoting safety through improvements in the County’s bike paths, the creation of pedestrian-friendly environments and complete streets that are accessible to all users produce positive outcomes from a land use and public health perspective.

### **Sustainable Subdivision Design**

New subdivisions shall incorporate sustainable design techniques. Below are techniques that could help achieve a range of sustainability objectives.

**Energy Efficient Lot Design:** The size, shape and orientation of a lot are important factors in achieving energy efficient building designs. Energy efficient lot design maximizes solar access during the cooler months, while minimizing solar access during the warmer months. The slope of the land also has implications for lot design and energy efficiency. Constructing roads to follow slope contours can reduce construction costs and minimize energy inputs to the development of the site.

**Density Controlled Design, Open Space Preservation, and Hazard Mitigation:** Density controlled subdivision design allows buildings to locate closer together on a smaller portion of land so that resources such as open space areas, agricultural areas, or biologically sensitive areas may be preserved. Density controlled design is a cohesive approach to preserving large open space. Density controlled design can also mitigate the exposure of residential uses to hazards, such as wildfires, through the siting and design of open space.

**Street Patterns, Public Transportation and Implications for Accessibility:** An interconnected street pattern that minimizes cul-de-sacs and dead ends provides increased safety and a greater number of route options for pedestrians, bicyclists and motorists. Interconnected streets also provide direct access to schools and neighborhood shopping without cars. Interconnected streets disperse rather than concentrate vehicular traffic, decrease trip lengths for all road users, and improve local and regional accessibility.

## **IV. Land Use Legend**

Table 3.2, the General Plan Land Use Legend, describes the designations that guide land use and development activities in the unincorporated areas. Some areas covered by a community-based plan have different land use legends; however, when updated, these plans will use the General Plan land use legend. The land use legend provides general intended uses. For specific use types, standards and procedures, please refer to the Zoning Code.

The County's land use policy maps are included in Appendix A. For an estimate of population density for each land use designation, and a compilation of land use legends for existing community-based plans, please refer to Appendix C.

Note: The General Plan permits an increase in density above the maximum allowable density specified in the Land Use Policy legend, along with incentives and the waiver and modification of development standards. These include state mandated density bonuses, as well as other incentive based local ordinances that implement goals of the General Plan. Furthermore, existing lots that have been legally subdivided or has a valid Certificate of Compliance may be developed with one residential unit each, regardless of lot size, provided that such development meets applicable County Code requirements.

**Table 3.2: Land Use Designations**

Land Use	Code	Permitted Density or FAR	Purpose
RURAL			
Rural Land	RL1	Maximum 1 du/1 gross ac Maximum FAR 0.5	Purpose: Single family residences; equestrian and limited animal uses; and limited agricultural and related activities.
	RL2	Maximum 1 du/2 gross ac Maximum FAR 0.5	
	RL5	Maximum 1 du/5 gross ac Maximum FAR 0.5	
	RL10	Maximum 1 du/10 gross ac Maximum FAR 0.5	Purpose: Single family residences; equestrian and animal uses; and agricultural and related activities.
	RL20	Maximum 1 du/20 gross ac Maximum FAR 0.5	
	RL40	Maximum 1 du/40 gross ac Maximum FAR 0.5	

Land Use	Code	Permitted Density or FAR	Purpose
RESIDENTIAL			
Residential 2	H2	0–2 du/net ac	Purpose: Low-density, single family residences.
Residential 5	H5	0–5 du/net ac	
Residential 9	H9	0–9 du/net ac	Purpose: Single family residences.
Residential 18	H18	0–18 du/net ac	Purpose: Transitional single family and small-scale multifamily residences, including duplexes, triplexes, fourplexes, rowhouses, small lot subdivisions, and townhomes.
Residential 30	H30	0–30 du/net ac	Purpose: Medium-scale, multifamily residences, and single family residences.
Residential 50	H50	0–50 du/net ac	Purpose: Large-scale, multifamily residences, and single family residences.
Residential 100	H100	50-100 du/net ac	Purpose: Large-scale, multifamily residences.
Residential 150	H150	100-150 du/net ac	

Land Use	Code	Permitted Density or FAR	Purpose
COMMERCIAL			
Rural Commercial	CR	Commercial: Maximum FAR 0.5	Purpose: Limited commercial uses that are compatible with rural, agricultural, and low-intensity visitor-serving recreational activities, including: retail, personal, and professional services; restaurants; general stores; and professional offices.
General Commercial	CG	Residential: 0-50 du/net ac  Commercial: Maximum FAR 1.0  Mixed Use: 0-50 du/net ac and FAR 1.0	Purpose: Local-serving commercial uses, such as retail sales, restaurants, personal services, and small professional office complexes; single family and multifamily residences; and residential and commercial mixed uses.
Major Commercial	CM	Residential: 30-150 du/net ac  Commercial: Maximum FAR 3.0  Mixed Use: 30-150 du/net ac and FAR 3.0	Purpose: Large and intense commercial uses, such as regional and destination shopping malls and centers, tourist and recreation related commercial services, hotels, and amusement activities; multifamily residences; and residential and commercial mixed uses.

Land Use	Code	Permitted Density or FAR	Purpose
MIXED USE			
Mixed Use	MU	Residential: 0-150 du/net ac Commercial: Maximum FAR 3.0 Mixed Use: 0-150 du/net ac and FAR 3.0	Purpose: Pedestrian-friendly and community-serving uses that encourage walking, bicycling, and transit use. Commercial, residential and commercial mixed uses, multifamily residences, and limited light industrial uses.
Mixed Use – Rural	MU-R	Residential: 0-5 du/net ac Commercial: Maximum FAR 0.5 Mixed Use: 0-5 du/net ac and FAR 0.5	Purpose: Limited commercial uses that are compatible with rural, agricultural, and low-intensity visitor-serving recreational activities, including: retail; personal, and professional services; restaurants; general stores; and professional offices; and residential and commercial mixed uses.



Land Use	Code	Permitted Density or FAR	Purpose
INDUSTRIAL			
Light Industrial	IL	Maximum FAR: 1.0	Purpose: Light industrial uses, such as industrial park activities, warehouses, distribution, assembly, disassembly, fabricating, finishing, manufacturing, packaging, and repairing or processing of materials, printing, commercial laundry, photographic film processing, vehicle repair garages, building maintenance shops, metal work, millwork, and cabinetry work.
Heavy Industrial	IH	Maximum FAR: 1.0	Purpose: Heavy industrial uses, including heavy manufacturing, refineries, and other labor and capital intensive industrial activities.
Industrial Office	IO	Maximum FAR: 2.0	Purpose: Employment centers with major office and business uses, such as technology and research centers, corporate headquarters, and clean industry hubs.

Land Use	Code	Permitted Density or FAR	Purpose
PUBLIC AND SEMI PUBLIC			
Public and Semi Public	P	Maximum FAR: 3.0	<p>Purpose: Public and semi public facilities and community-serving uses, including: public buildings and campuses, schools, hospitals, cemeteries, government buildings, and fairgrounds.</p> <p>Airports and other major transportation facilities.</p> <p>Major facilities, including landfills, solid and liquid waste disposal sites, multiple use stormwater treatment facilities, and major utilities.</p> <p>In the event that the public use of mapped facilities is terminated, alternative uses that are compatible with the surrounding development, in keeping with community character, and consistent with the goals and policies of the General Plan, are permitted without a plan amendment. However, the proposed development must be consistent with zoning.</p>
OPEN SPACE			
Conservation	OS-C	N/A	Purpose: The preservation of open space areas and scenic resource preservation in perpetuity. Can include passive trail networks. Applies only to land that is legally dedicated for open space and conservation efforts.
Parks and Recreation	OS-PR	N/A	Purpose: Open space recreational uses, such as regional and local parks, trails, athletic fields, community gardens, and golf courses.
National Forest	OS-NF	N/A	Purpose: Areas within the national forest and managed by the National Forest Service.
Bureau of Land Management	OS-BLM	N/A	Purpose: Areas that are managed by the Federal Bureau of Land Management.
Water	OS-W	N/A	Purpose: Bodies of water, such as lakes, reservoirs, natural waterways, and man-made infrastructure, such as drainage channels, floodways, and spillways. Includes active trail networks within or along drainage channels.
Mineral Resources	OS-MR	N/A	Purpose: Areas appropriate for mineral extraction and processing. Upon depletion of mineral resources and after the appropriate reclamation and remediation of the site, recreational uses are permitted.
Military Land	OS-ML	N/A	Purpose: Military bases and land controlled by U.S. Department of Defense.

Land Use	Code	Permitted Density or FAR	Purpose
OVERLAYS			
Transit Oriented District	TOD	Determined by the Station Area Plan for each TOD	Purpose: Pedestrian-friendly and community-serving uses near transit stops that encourage walking, bicycling, and transit use.
Special Management Areas	SMA	N/A	<p>Purpose: Special Management Areas require additional development regulations due to the presence of natural resources, scenic resources, or identified hazards. Development regulations are necessary to prevent loss of life and property, and to protect the natural environment.</p> <p>Significant Ecological Areas, National Forests, Coastal Zones, Agricultural Resource Areas, Mineral Resource Zones, Hillside Management Areas, Scenic Resource Areas, Cultural Resource Areas, Seismic Hazard Zones, Flood Hazard Zones, Very High Fire Hazard Severity Zones, and Airport Influence Areas.</p>
Specific Plan	SP	N/A	Purpose: Specific Plans contain precise guidance for land development, infrastructure, amenities and resource conservation. Specific Plans must be consistent with the General Plan. Detailed policy and/or regulatory requirements are contained within each adopted Specific Plan document.
Employment Protection Districts	EPD	N/A	Purpose: Economically viable industrial and employment-rich lands with policies to protect these areas from conversion to non-industrial uses.
Urban Centers Districts	UC	N/A	Purpose: Areas that allow a variety of uses and flexibility in development regulations and intensity of land use to create a mix of uses in a compact pattern that will promote high quality, higher intensity neighborhoods with interconnected streets, and design features that encourage pedestrian activity and transit accessibility.

Land Use	Code	Permitted Density or FAR	Purpose
OVERLAYS			
Neighborhood Districts	ND	N/A	Purpose: Neighborhood centers and nodes that are strategically located and suitable for local community-serving uses, are easily accessible and connected to surrounding residential neighborhoods, and include commercial only and residential and commercial mixed uses.
Corridors Districts	CD	N/A	Purpose: Areas along major boulevards, streets, and other important routes that provide connections between neighborhoods, jobs, and community centers. Corridors are appropriate for a mix of uses, including residential and commercial uses.

## V. Goals and Policies

Goal LU 1: A General Plan that serves as the constitution for development, and a Land Use Policy Map that implements the General Plan's Goals, Policies and Guiding Principles.

- Policy LU 1.1: Support comprehensive updates to the General Plan, Area Plans, Community Plans, Local Coastal Plans and Specific Plans.
- Policy LU 1.2: Discourage project-specific amendments to the text of the General Plan, including but not limited to the Guiding Principles, Goals, Policies and Implementation Actions.
- Policy LU 1.3: In the review of project-specific amendments to the General Plan, ensure that they support the Guiding Principles of the General Plan:
  - Smart Growth;
  - Sufficient Community Services and Infrastructure;
  - A Strong and Diversified Economy;
  - Environmental Resource Management; and/or,
  - Healthy, Livable and Equitable Communities.
- Policy LU 1.4: In the review of project-specific amendments to the General Plan, ensure that:
  - The proposed amendment is consistent with the goals and policies of the General Plan;
  - The proposed amendment shall benefit the public interest and is necessary to realize an unmet local or regional need.
- Policy LU 1.5: In the review of project-specific amendments to increase residential densities in Rural Preserve Areas ensure that the project-specific amendment:
  - Does not result in the expanded capacity of the roadway network to facilitate future growth;

- Does not result in the expansion of service facilities to facilitate future growth; and
  - Does not result in a significant reduction of services, or a significant increase in costs to the County.
- Policy LU 1.6: In the review of project-specific amendments to convert Open Space (OS) designated lands to other land use designations, ensure that the project-specific amendment:
    - Does not create or increase the deficit in local or regional parklands, by Planning Area;
    - Does not contribute to the overall loss of open space that protects water quality, provides natural habitats, and contributes to improved air quality.
  - Policy LU 1.7: In the review of project-specific amendments to convert lands within the Employment Protection District Overlay to non-industrial land use designations, ensure that the project-specific amendment:
    - Is located on a parcel that adjoins a parcel with a comparable use, at a comparable scale and intensity;
    - Will not negatively impact the productivity of neighboring industrial activities;
    - Is necessary to promote the economic value and the long-term viability of the site; and
    - Will not subject future residents to potential noxious impacts, such as noise, odors or dust or pose significant health and safety risks.
  - Policy LU 1.8: In the review of project-specific amendments to convert lands within the Agricultural Resource Areas (ARA) Overlay to land use designations other than RL 10, RL20 and RL40, ensure that the project-specific amendment:
    - Is located on a parcel that adjoins a parcel with a comparable use, at a comparable scale and intensity;
    - Will not negatively impact the productivity of neighboring agricultural activities.
  - Policy LU 1.9: Limit the adoption of General Plan amendments for each mandatory Element to four times per calendar year, unless otherwise specified in Section 65358 of the Government Code.
  - Policy LU 1.10: Require a General Plan amendment when a Specific Plan proposes overall intensities or land uses that exceed those provided for in the General Plan.
  - Policy LU 1.11: Allow Specific Plans to include implementation procedures, which allow for flexibility, such as development phasing, redistribution of uses and intensities, as appropriate.
  - Policy LU 1.12: Review and amend adopted Specific Plans, as needed, in comprehensive plan updates to achieve consistency with the General Plan.

Goal LU 2: Planning initiatives that implement the General Plan and incorporate public input, and regional and community level collaboration.

- Policy LU 2.1: Ensure that all community-based plans are consistent with the General Plan.
- Policy LU 2.2: Ensure broad outreach and public participation in community-based planning initiatives.
- Policy LU 2.3: Update community-based plans on a regular basis.

- Policy LU 2.4: Support and actively participate in inter-jurisdictional and regional planning efforts.
- Policy LU 2.5: Coordinate with other local jurisdictions to develop compatible land uses.
- Policy LU 2.6: Consult with and ensure applicable County Departments, adjacent cities and other stakeholders are involved in plan development activities.

Goal LU 3: A development pattern that limits sprawl and preserves greenfield areas and open spaces.

- Policy LU 3.1: Protect and preserve greenfield areas and open spaces.
- Policy LU 3.2: Minimize sprawl and direct population growth and residential density to urbanized areas to reduce vehicle miles traveled (VMTs).
- Policy LU 3.3: Limit development in areas with environmental resources and/or safety hazards.
- Policy LU 3.4: Discourage development in greenfield areas where infrastructure and public services do not exist.

Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.

- Policy LU 4.1: Encourage infill development on vacant, underutilized, and/or brownfield sites.
- Policy LU 4.2: Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.
- Policy LU 4.3: Encourage transit-oriented development with the appropriate residential density along transit corridors and within station areas.
- Policy LU 4.4: Encourage mixed use development along major commercial corridors.

Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.

- Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.
- Policy LU 5.2: Encourage compact development and increased residential density, where appropriate.
- Policy LU 5.3: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.
- Policy LU 5.4: Preserve industrially designated land for intensive, employment-based uses.
- Policy LU 5.5: Support a mix of land uses that promoting bicycling and walking, and reduce VMTs.
- Policy LU 5.6: Encourage employment opportunities and housing to be developed in proximity to one another.

- Policy LU 5.7: Encourage community-serving uses, such as childcare centers, restaurants, and banks to locate near employment centers.

Goal LU 6: Compatible land uses that complement neighborhood character and the natural environment.

- Policy LU 6.1: Reduce and mitigate the impacts of incompatible land uses where feasible using buffers and other design techniques.
- Policy LU 6.2: Protect industrial parks and districts from incompatible uses.
- Policy LU 6.3: Protect public and semi public facilities, including but not limited to major landfills, solid waste disposal sites, and energy facilities from incompatible uses.
- Policy LU 6.4: Ensure land use compatibility in areas adjacent to military installations and where military operations, testing, and training activities occur.
- Policy LU 6.5: Ensure airport operation compatibility with adjacent land uses through Airport Land Use Plans.
- Policy LU 6.6: Protect rural communities from the encroachment of urban and suburban development.
- Policy LU 6.7: Encourage land uses and developments that are compatible with the natural environment and landscape.
- Policy LU 6.8: Encourage development in rural areas that is compatible with rural community character, preserves open space and agricultural land, and promotes efficiencies in services and infrastructure.

Goal LU 7: Well-designed and healthy places that support a diversity of built environments.

- Policy LU 7.1: Encourage community outreach and stakeholder agency input early and often in the design of projects.
- Policy LU 7.2: Design development adjacent to natural features in a sensitive manner to complement the natural environment.
- Policy LU 7.3: Consider the built environment of the surrounding area in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.
- Policy LU 7.4: Promote environmentally sensitive and sustainable design.
- Policy LU 7.5: Encourage the use of distinctive landscaping, signage and other features to define the unique character of districts, neighborhoods or communities, and engender community identity, pride and community interaction.
- Policy LU 7.6: Encourage pedestrian activity through the following:
  - Designing the main entrance of buildings to front the street;
  - Incorporating landscaping features;

- Limiting masonry walls and parking lots along commercial corridors and other public spaces;
  - Incorporating street furniture, signage, and public events and activities; and
  - Using wayfinding strategies to highlight community points of interest.
- Policy LU 7.7: Promote public spaces, such as plazas that enhance the pedestrian environment, and continuity along commercial corridors with transit or active pedestrian activities.
  - Policy LU 7.8: Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals.
  - Policy LU 7.9: Promote architecturally distinctive buildings and focal points at prominent locations, such as major commercial intersections and near transit stations or open spaces.
  - Policy LU 7.10: Facilitate the use of streets as public space for activities that promote civic engagement, such as farmers' markets, parades, etc.
  - Policy LU 7.11: Discourage gated entry subdivisions ("gated communities") to improve neighborhood access and circulation, improve emergency access, and encourage social cohesion.
  - Policy LU 7.12: Discourage flag lot subdivisions unless designed to be compatible with the existing neighborhood character.

Goal LU 8: Land use patterns and community infrastructure that promote health and wellness.

- Policy LU 8.1: Promote community health for all neighborhoods.
- Policy LU 8.2: Direct resources to areas that lack amenities, such as transit, clean air, grocery stores, bike lanes, parks, and other components of a healthy community.
- Policy LU 8.3: Encourage patterns of development, such as sidewalks and bike paths that promote physical activity.
- Policy LU 8.4: Encourage farmers' markets and proximity to other local food sources that provide access to healthful and nutritious foods.

Goal LU 9: Subdivisions that utilize sustainable design techniques.

- Policy LU 9.1: Encourage subdivisions to utilize sustainable design practices, such as maximizing energy efficiency through lot configuration, maximizing interconnectivity, and utilizing public transit.
- Policy LU 9.2: Prohibit the use of private yards as required open space within subdivisions unless such area includes active recreation or outdoor activity areas dedicated for common and/or public use.
- Policy LU 9.3: Ensure that subdivisions in Very High Fire Hazard Severity Zones site open space to minimize fire risks from flammable vegetation.
- Policy LU 9.4: Encourage the use of density controlled design techniques to preserve open space areas, agricultural areas, or biologically sensitive areas.



- Policy LU 9.4: Encourage sustainable subdivisions that meet Leadership in Energy and Environmental Design – Neighborhood Development (LEED-ND) or other green neighborhood standards.

**Table 3.3: Implementation Actions**

<b>Program</b>	<b>Location in Part III</b>
TOD Program Mixed Use Ordinance Adaptive Reuse Ordinance Infill Districts Overlay Ordinance Growth Management Program Transfer of Development Rights Program	See Smart Growth
County Public Services and Facilities Task Force	See Adequate Community Services and Infrastructure
Planning Areas Framework Program Airport Land Use Compatibility Plans Neighborhood Beautification Program Solar Orientation Study	See Healthy, Livable and Equitable Communities

[Text Box]

### **Jobs-Housing Balance**

An important component of sustainable land use is having a jobs-housing balance, which is a measure that is reached by working toward increasing opportunities for people to work and live in close proximity as to reduce long commutes that are costly both economically and environmentally. This quantifiable measure is simply the number of jobs in a community divided by the number of housing units in that community. So, a community with far fewer jobs than residences would have a low jobs-housing ratio. Communities with a high jobs-housing ratio are usually considered major employment centers for a region. If the ratio is high or low, there is a jobs-housing imbalance.

[Text Box]

### **Brownfields**

Data on the number of brownfield sites in unincorporated Los Angeles County is provided by the California Department of Toxic Substances Control (DTSC) EnviroStor public web site, which provides access to detailed information on hazardous waste permitted and corrective action facilities, as well as existing site cleanup information. For further information on particular brownfield sites, please visit the DTSC web site at <http://www.dtsc.ca.gov/>.

[Text Box]

### **Airport Land Use Commission (ALUC)**

State law requires each county with public use airports to establish an ALUC. The ALUC is mandated to fulfill two specific duties:

- To prepare airport land use plans for promoting and ensuring compatibility between each airport in a county and its surrounding and adjacent land uses; and,
- To review local agency land use actions and airport plans for consistency with the airport land use plan and policies.

[Text Box]

### **SCAG's Compass Blueprint Growth Vision**

The Land Use Element goals and policies are consistent with the SCAG's Compass Blueprint Growth Vision, which contains a set of land use strategies SCAG proposes local governments to implement:

- Focusing growth in existing and emerging centers and along major transportation corridors.
- Creating significant areas of mixed use development and walkable, "people scaled" communities.
- Providing new housing opportunities that respond to the region's changing demographics.
- Targeting growth in housing, employment, and commercial development within walking distance of existing and planned transit stations.
- Injecting new life into under-used areas by creating vibrant new business districts, redeveloping old buildings, and building new businesses and housing on vacant lots.
- Preserving existing, stable, single family neighborhoods.
- Protecting important open space, environmentally sensitive areas and agricultural lands from development.